

DISTRICT I ADVISORY BOARD AGENDA

April 3, 2017, 6:30 p.m.

Atwater Neighborhood Resource Center
2755 E. 19th St. N., Wichita, KS 67214

ORDER OF BUSINESS

Call to Order

Approval of agenda for April 3, 2017

Approval of minutes for March 6, 2017

Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

Quincy Taylor, Jeanne Burns and James Goerzen-Sunflower Community Action-Air Quality in 67214: Lack of healthy/ affordable housing in 67214, lack of trash pickup, and pollution from nearby factories.

2. Off Agenda Items

Individuals present that did not request to speak prior to the meeting may speak at this time.

Staff Reports

3. Fire Report

Fire Department will provide information on activity in the District I community.

Recommended Action: Receive and file

4. Police Report

Police Department will provide information on activity in the District I community.

Recommended Action: Receive and file

5. Library Report

Library staff will provide information on activity in the District I community.

Recommended Action: Receive and file

6. Park & Recreation Report

Park & Recreation staff will provide information on activity in the District I community.

Recommended Action: Receive and file

New Business

7. ZON2017-00001 and CON2017-00006 Rezone to LC Limited Commercial District and Conditional Use for an Entertainment Establishment

Kathy Morgan, Metropolitan Area Planning Department, will present this request. The applicant is requesting a change in zoning from B Multi-Family Residential District (B) to LC Limited Commercial (LC), and a Conditional Use for an Entertainment Establishment for a 0.835-acre site located on the south side of East 17th Street North and east of North Hillside Road. The property address is 3815 East 17th Street North. The purpose of the rezoning is to allow the remodeling of the multi-purpose room at the Lutheran Student Center into a coffee shop with a renovated kitchen, new restroom facilities and an outdoor patio. The new coffee shop operation would include food and beverage preparation and service. No alcohol will be served at the premises. The project site plan also includes a new parking lot with 23-parking spaces adjacent to the existing parking lot of the student center.

The existing Lutheran Student Center is zoned B, and is used for campus ministry services at Wichita State University for the Lutheran Church. The rezoning to LC is necessary to allow the conversion of the facility to the permitted use of a coffee shop/restaurant and the parking lot construction.

The Conditional Use application was filed in order to allow an entertainment establishment within 300 feet of a single-family zoning district. The coffee shop may provide occasional live entertainment.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to four conditions

8. CON2017-00009 TF-3 Two-Family Residential to Conditional Use to build ancillary, off-street parking for a commercial building at 201 South Hillside Avenue

Kathy Morgan, Metropolitan Area Planning Department, will present this request. The applicant requests a Conditional Use to build ancillary, off-street parking for GO General Office (GO) at 201 South Hillside. The site is located at 214 South Lorraine and is developed with a single-family residence. Only the east 25 feet of the property abutting the improved alley will be developed for parking.

Properties located to the west, north and south of the subject site are zoned TF-3 and developed with single-family residences. Properties located east of the subject site are zoned GO and are developed with one-story commercial strip buildings.

Ancillary parking is used by businesses or manufacturing as a technique to provide additional off-street parking. The MAPC has previously reviewed and approved several similar requests.

RECOMMENDATION: Based on information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the three conditions.

Board Agenda

9. Updates, Issues and Reports

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Receive and file

The next DAB I meeting will be held at 6:30 p.m., May 1, 2017, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N., Wichita, KS 67214.

Adjourn